

**AFFIDAVIT OF SERVICE**

UNITED STATES DISTRICT COURT  
Southern District of Florida

Case Number: 0:25-CV-60176-WPD

Plaintiff:

**MERCEDES GIBBS,**

vs.

Defendant:

**THECONNOR GROUP, and WYNDHAM LAKES XIV, LLC, d/b/a The Villas at  
Wyndham Lakes,**

For:

J. Courtney Cunningham, Esq.  
J. COURTNEY CUNNINGHAM, PLLC  
10873 Sw 59th Court  
Pinecrest, FL 33156



FIS2025001101

Received by PROFESSIONAL PROCESS SERVERS & INVESTIGATORS, INC. on the 3rd day of February, 2025 at 1:57 pm to be served on **Wyndham Lakes XIV, LLC, d/b/a The Villas at Wyndham Lakes By Serving Registered Agent Cogency Global Inc., 115 North Calhoun St, Suite 4, Tallahassee, FL 32301.**

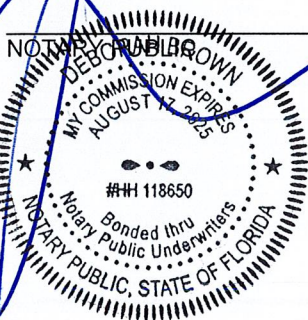
I, MARY GREEN, being duly sworn, depose and say that on the **5th day of February, 2025 at 12:50 pm, I:**

**AUTHORIZED:** served by delivering a true copy of the **SUMMONS IN A CIVIL ACTION and COMPLAINT WITH EXHIBIT(S)** with the date and hour of service endorsed thereon by me, to: **KYLA WHITAKER as AUTHORIZED REPRESENTATIVE**, who stated they are authorized to accept service for: **Wyndham Lakes XIV, LLC, d/b/a The Villas at Wyndham Lakes By Serving Registered Agent Cogency Global Inc.** at the address of: **115 North Calhoun St, Suite 4, Tallahassee, FL 32301**, and informed said person of the contents therein, in compliance with state statutes.

**Description** of Person Served: Age: 22+, Sex: F, Race/Skin Color: WHITE, Height: 5'4', Weight: 200, Hair: BROWN, Glasses: Y

I certify that I am over the age of 18, have no interest in the above action, and am a Certified Process Server, in good standing, in the judicial circuit in which the process was served. Under penalty of perjury I declare that the facts contained herein are true to the best of my knowledge. NO NOTARY REQUIRED PURSUANT TO F.S. 92.525 (2).

Subscribed and Sworn to before me on the 5th day of February, 2025 by the affiant who is personally known to me



**MARY GREEN**

Certified Process Server #243

**PROFESSIONAL PROCESS SERVERS &  
INVESTIGATORS, INC.  
800 W. CYPRESS CREEK ROAD  
SUITE 390  
FORT LAUDERDALE, FL 33309  
(954) 566-2523**

Our Job Serial Number: FIS-2025001101  
Ref: 2025001101

AO 440 (Rev. 06/12) Summons in a Civil Action

# UNITED STATES DISTRICT COURT

for the

Southern District of Florida

MERCEDES GIBBS

*Plaintiff(s)*

v.

THE CONNOR GROUP, and  
WYNDHAM LAKES XIV, LLC,  
d/b/a The Villas at Wyndham Lakes

*Defendant(s)*

Civil Action No. 0:25-cv-60176-WPD

Date 2/5/25 Time 12:50pm

MOB # 243

## SUMMONS IN A CIVIL ACTION

as a certified process server in the  
Circuit and County Courts  
in and for the Second Judicial Circuit

To: *(Defendant's name and address)* WYNDHAM LAKES XIV, LLC, d/b/a The Villas at Wyndham Lakes

By Serving Registered Agent  
COGENCY GLOBAL INC.  
115 NORTH CALHOUN ST. SUITE 4  
TALLAHASSEE, FL 32301

A lawsuit has been filed against you.

Within 21 days after service of this summons on you (not counting the day you received it) — or 60 days if you are the United States or a United States agency, or an officer or employee of the United States described in Fed. R. Civ. P. 12 (a)(2) or (3) — you must serve on the plaintiff an answer to the attached complaint or a motion under Rule 12 of the Federal Rules of Civil Procedure. The answer or motion must be served on the plaintiff or plaintiff's attorney, whose name and address are:

J. Courtney Cunningham, Esq.  
8950 SW 74th Court, Suite 2201  
Miami, Florida 33156  
Phone: 305-351-2014  
cc@cunninghampllc.com

If you fail to respond, judgment by default will be entered against you for the relief demanded in the complaint. You also must file your answer or motion with the court.



Angela E. Noble  
Clerk of Court

## SUMMONS

s/ S. Carlson

Deputy Clerk  
U.S. District Courts

Date: Feb 3, 2025